

C22

**PLANNING COMMISSION SITE PLAN
VARIANCE REVIEW SHEET**

CASE NUMBER: SP-2013-0264D **PC DATE:** December 10th, 2013

PROJECT NAME: 5221 Tortuga Trail

ADDRESS OF APPLICATION: 5221 Tortuga Trail

APPLICANT: Manny & Maria Farahani

AGENT: Bruce Aupperle (512) 329-8241

AREA: .09 Acres (Limits of Construction)

WATERSHED: Lake Austin (Suburban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance (urban)

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting approval to construct a two-slip, two-story boat dock extending 61 feet from the shoreline.

EXISTING ZONING: LA

NEIGHBORHOOD ORGANIZATIONS:

No neighborhood organizations were notified about this application.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of a dock extending sixty-one (61) feet from shoreline [Section 25-2-1176(B)(2)] A dock may not extend more than 30 feet from the shoreline unless the Planning Commission determines that the dock will not create a hazard and approves the construction of the dock.

DEPARTMENT COMMENTS:

This dock will extend 61 feet from an irregular shoreline at the northwestern side of the lot created when the original dock was placed in a 31-foot cut-in of the shoreline prior to 1983. The proposed dock will extend 30 feet from the existing bulkhead at the 492.8 shoreline on the remaining part of the lot. Staff believes that the dock extension will not impede navigational safety, as it does not extend more than 30 feet from the 492.8 shoreline mark.

CASE MANAGER: Amanda Couch Telephone: 974-2881
Amanda.couch@austintexas.gov

PROJECT INFORMATION: .09 acres (Limits of Construction)

EXIST. ZONING: LA

ALLOWED F.A.R.: N/A

MAX. BLDG. COVERAGE: 0%

EXISTING F.A.R.: N/A

EXISTING BLDG. CVRG: N/A

MAX. (LA) IMPERVIOUS CVRG.: 30%
REQUIRED PARKING: 0
Proposed Access: Burnet Road

EXISTING IMPERVIOUS CVRG: N/A
PROVIDED PARKING: 0

SUMMARY COMMENTS ON SITE PLAN:

Land Use: All requirements of the Land Development Code have been met.

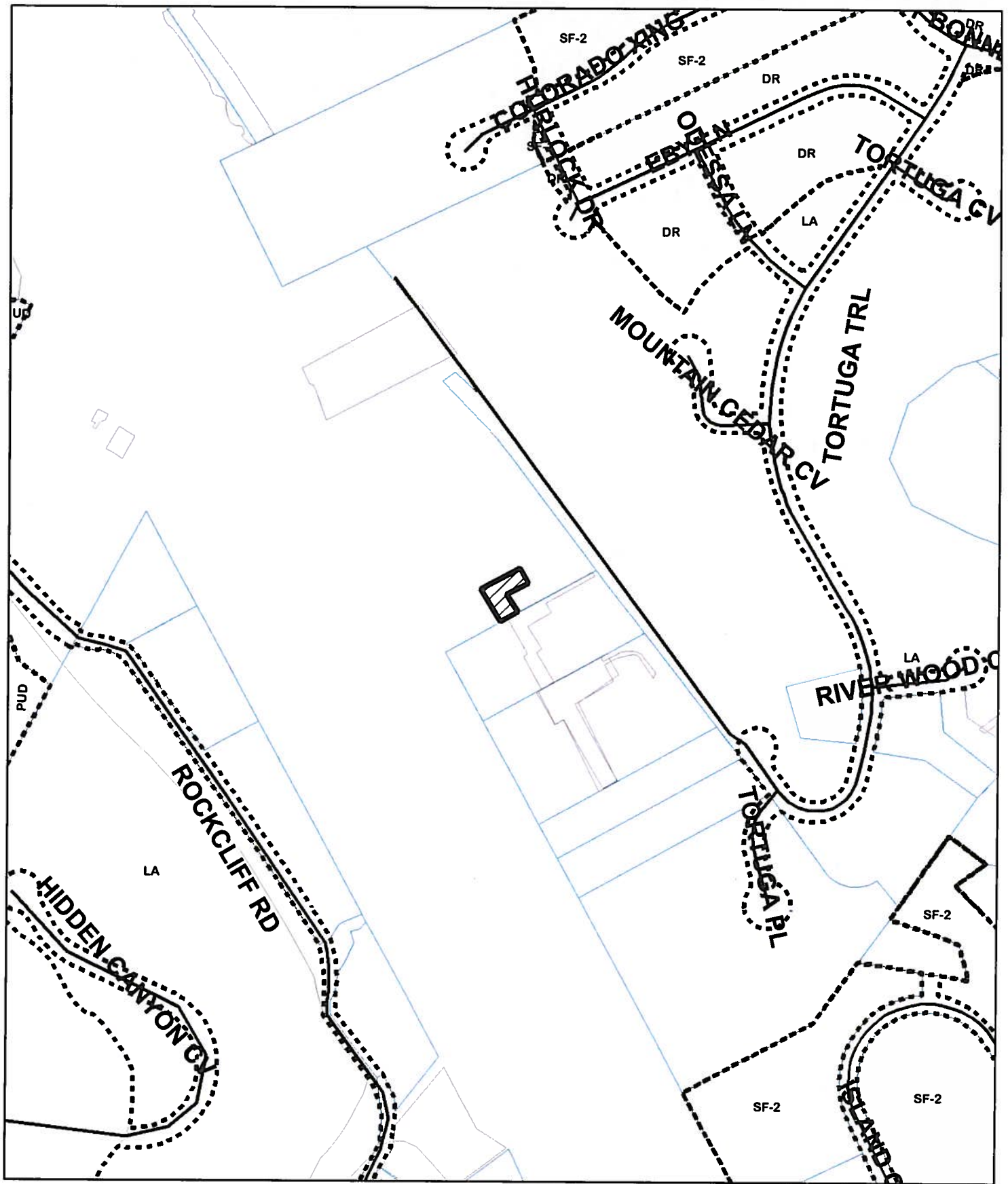
Environmental: There are no Environmental review comments outstanding.

Transportation: There are no Transportation review comments outstanding.

SURROUNDING CONDITIONS:

Zoning/ Land Use



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|---------------|------------------|
| North: | LA (Residential) |
| East: | Vacant |
| South: | LA (Residential) |
| West: | Lake Austin |



SITE PLAN

CASE#: SP-2013-0264D
 ADDRESS: 5221 Tortuga Trail
 CASE NAME: 5221 Tortuga Trail
 MANAGER: Amanda Couch (974-2881)



 SUBJECT TRACT
 ZONING BOUNDARY

0 160 320 640 Feet

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OPERATOR: Amanda Couch